

S/D No.: 87-56 Name: UNIVERSITY COURT THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: In an area north of University, between Kessler and Leonine.
Owner: Don Coleman
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.03
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 8,360 sq. ft.
 4. Existing Zoning: B & AA
 5. Proposed Zoning: A (Z-2851)
-

STAFF COMMENTS:

- NOTE: The applicant has filed an associated zone case (Z-2851) requesting "AA" (single-family) and "B" (multi-family) to "A" (duplex) zoning. The zone case will be reviewed by the Planning Commission at their meeting on June 25, 1987.
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
 - F. Prior to, or at the time of submitting a final plat, the applicant shall submit a drawing which indicates the location of required off-street parking spaces for this plat. As the property will be zoned for duplexes, the drawing will need to show eight (8) off-street parking spaces per lot along with the "footprint" of each duplex on the lots.
 - G. On the final plat, the 15-foot wide easements adjacent to each side of the 32-foot street right-of-way shall be labeled as "15-foot street, drainage and utility easements."
 - H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
 - I. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat.

- J. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2851).
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and on the acceptability of the proposed "T-turnaround".
- O. The applicant or his agent should be prepared to state who owns that part of lot 5, Anderson Investment Third Addition that is not within this replat. Also, who owns the unplatted tract to the east of lot 1, Block A and the unplatted tract to the west of lot 1, Block B? How will these pieces of property be developed in the future?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

July 2, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 87-56 University Court Third Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

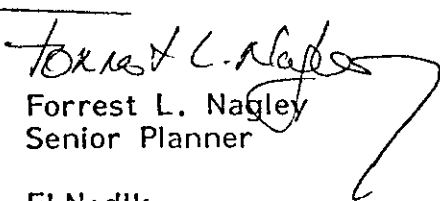
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
- F. Prior to, or at the time of submitting a final plat, the applicant shall submit a drawing which indicates the location of required off-street parking spaces for this plat. As the property will be zoned for duplexes, the drawing will need to show eight (8) off-street parking spaces per lot along with the "footprint" of each duplex on the lots.

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- G. On the final plat, the 15-foot wide easements adjacent to each side of the 32-foot street right-of-way shall be labeled as "15-foot street, drainage and utility easements."
- H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- I. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat.
- J. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2851).
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. The final plat shall indicate the platting of the 15-foot street, drainage and utility easement around the perimeter of the "T-turnaround." The applicant may wish to consider shortening up the length of the interior street.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Don Coleman, 1324 S. Handley, Wichita, Kansas 67217
X Mike Lindebak, City Engineer
Claude Withers, 3416 University, Wichita, Kansas 67213

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 7/2/87)

CASE NUMBER: S/D 87-56 - UNIVERSITY COURT THIRD ADDITION

OWNER/APPLICANT: Don Coleman

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area north of University, between Kessler and Leonine.

SITE SIZE: 1.03 Acres

NUMBER OF LOTS:

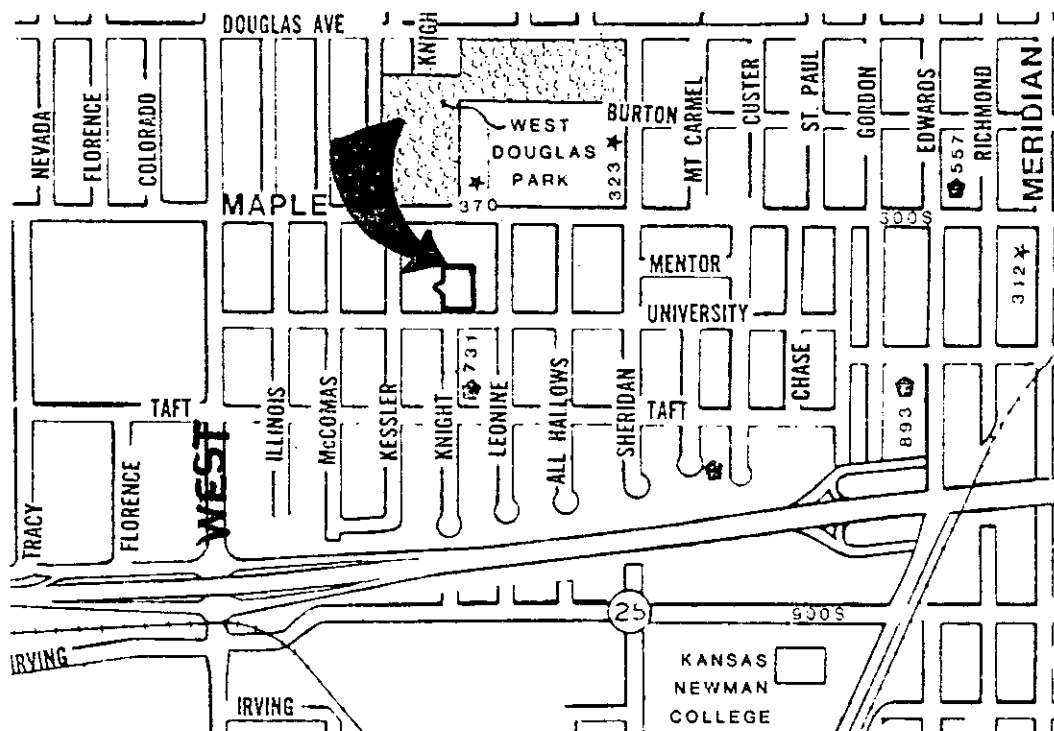
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 8,360 Sq. Ft.

CURRENT ZONING: "B" and "AA"

PROPOSED ZONING: "A" (Z-2851)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2851) requesting "AA" (single-family) and "B" (multi-family) to "A" (duplex) zoning was approved, subject to platting, by the City Council on July 21, 1987.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat tracing.
- H. On the final plat tracing, the 20-foot east/west utility easement centered on the common lot lines shall be labeled as a "20-foot utility easement". The centerline of this easement shall be labeled. The note, that a portion of this easement is being granted by separate instrument, shall be deleted.
- I. On the final plat tracing, a light dashed line shall be indicated where University Court right-of-way meet existing University Avenue right-of-way. The use of a solid line denotes the platting of a reserve for private street purposes.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

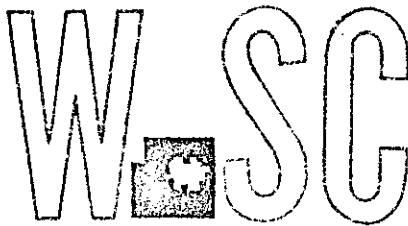
UNIVERSITY COURT THIRD ADDITION

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- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

PL/7541/5

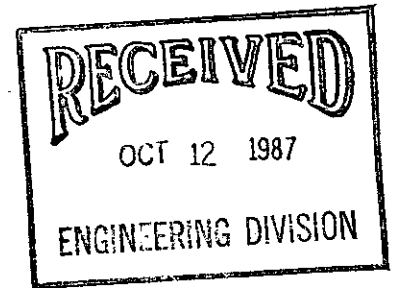
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 9, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-56 - UNIVERSITY COURT THIRD

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

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- G. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat tracing.
- H. On the final plat tracing, the 20-foot east/west utility easement centered on the common lot lines shall be labeled as a "20-foot utility easement". The centerline of this easement shall be labeled. The note, that a portion of this easement is being granted by separate instrument, shall be deleted.
- I. On the final plat tracing, a light dashed line shall be indicated where University Court right-of-way meet existing University Avenue right-of-way. The use of a solid line denotes the platting of a reserve for private street purposes.
- J. The applicant shall attempt to obtain a valid petition for the paving of University from Leonine to Kessler. If the applicant cannot obtain a valid petition, then he shall request in writing that the City Council order in the pavement as a missing link between two sections of existing pavement as provided for by K.S.A. 12-6a04. This written request shall accompany this plat to the City Council.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 15, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Don Coleman, 1324 S. Handley, Wichita, KS 67217
Mike Lindebak, City Engineer